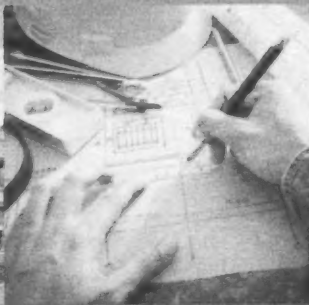


HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Calgary CMA

Date Released: May 2016



Housing market intelligence you can count on

Canada



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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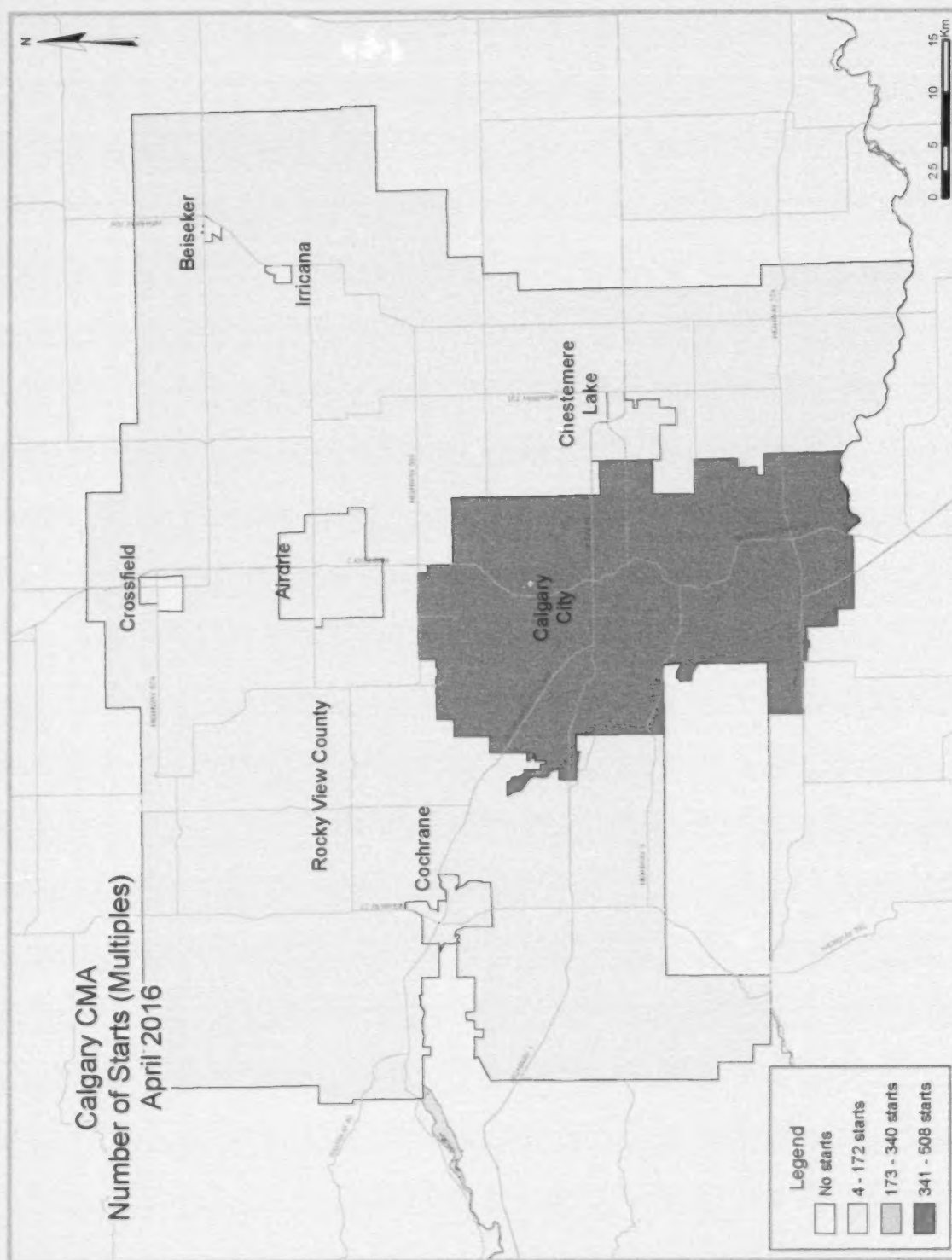
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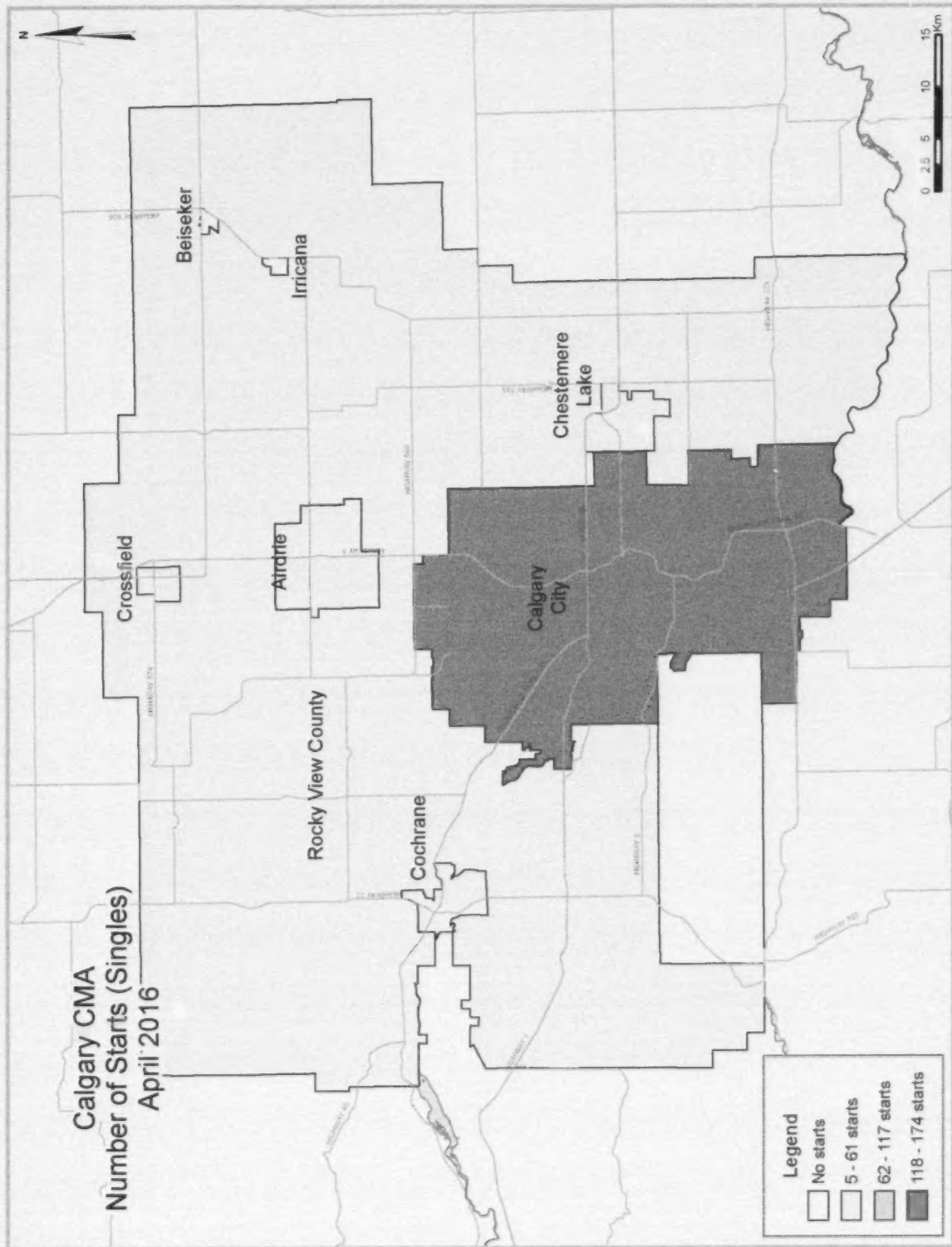
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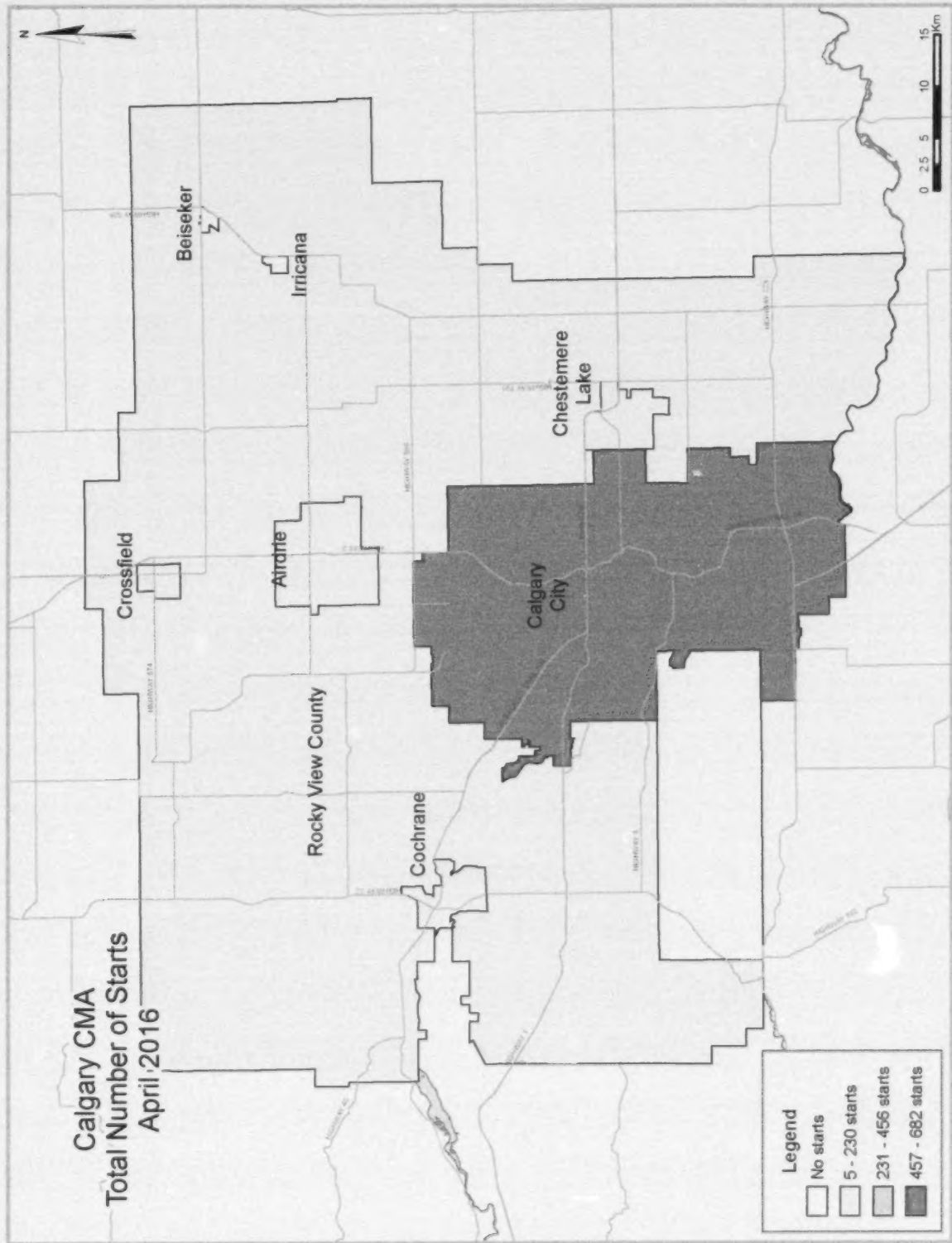
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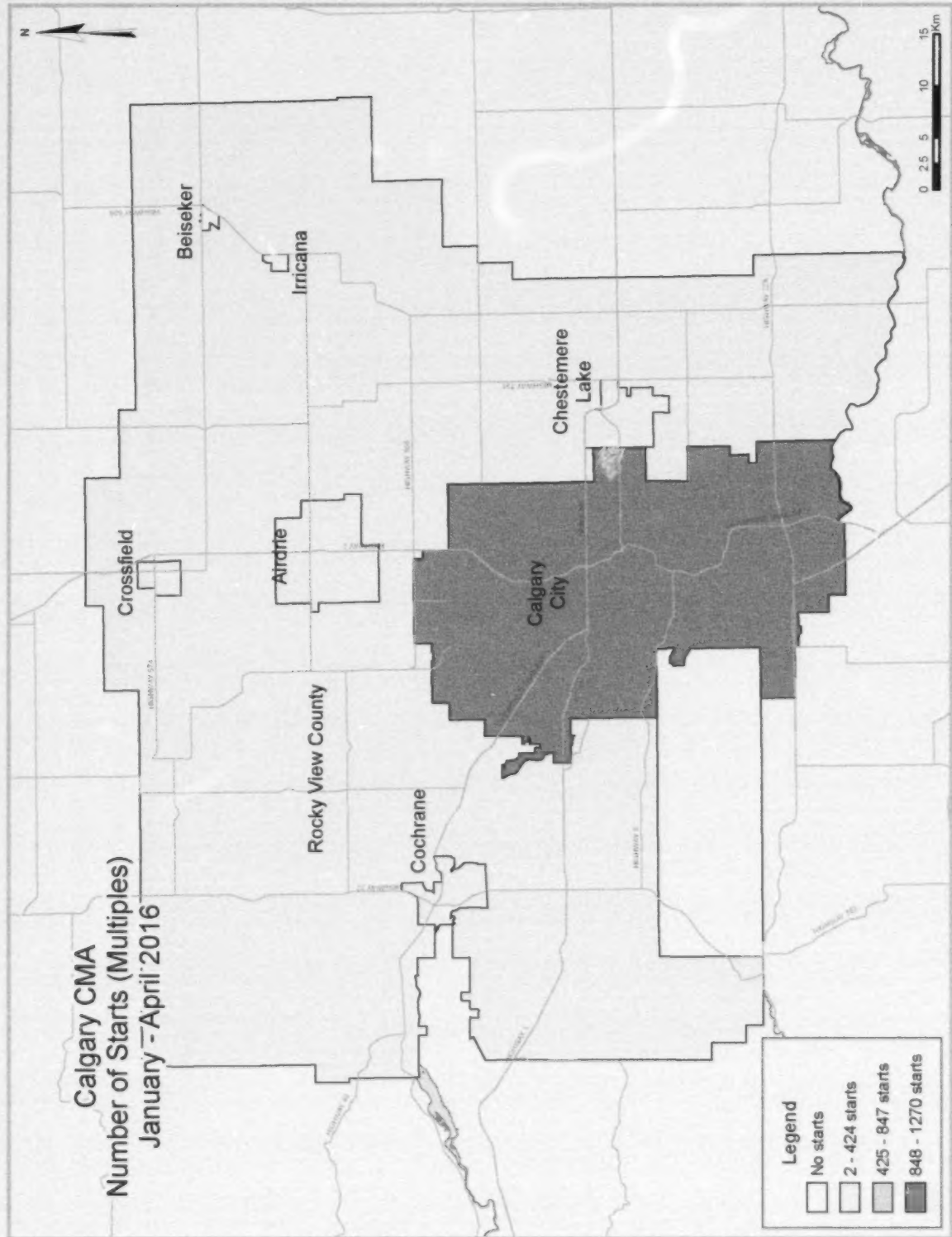
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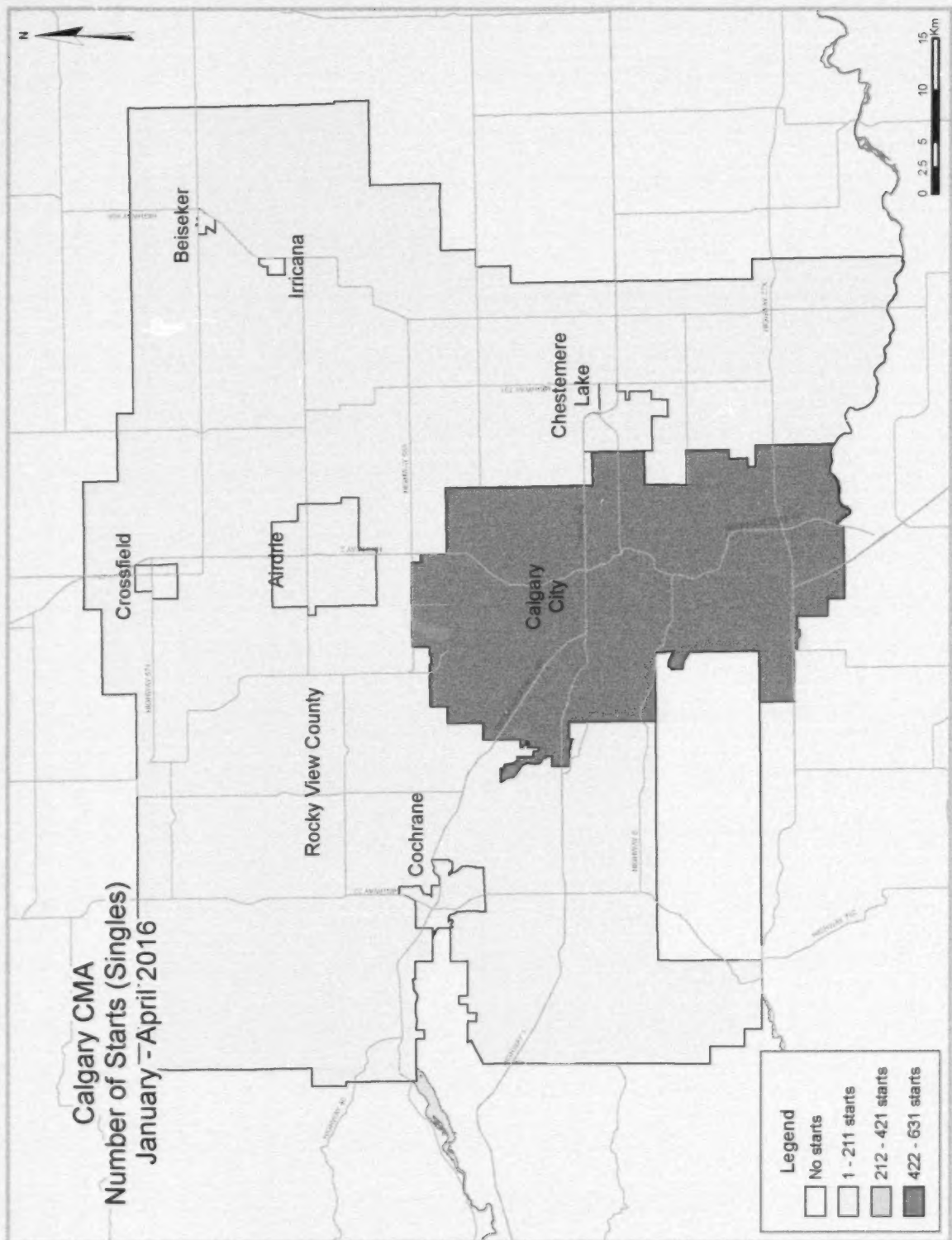
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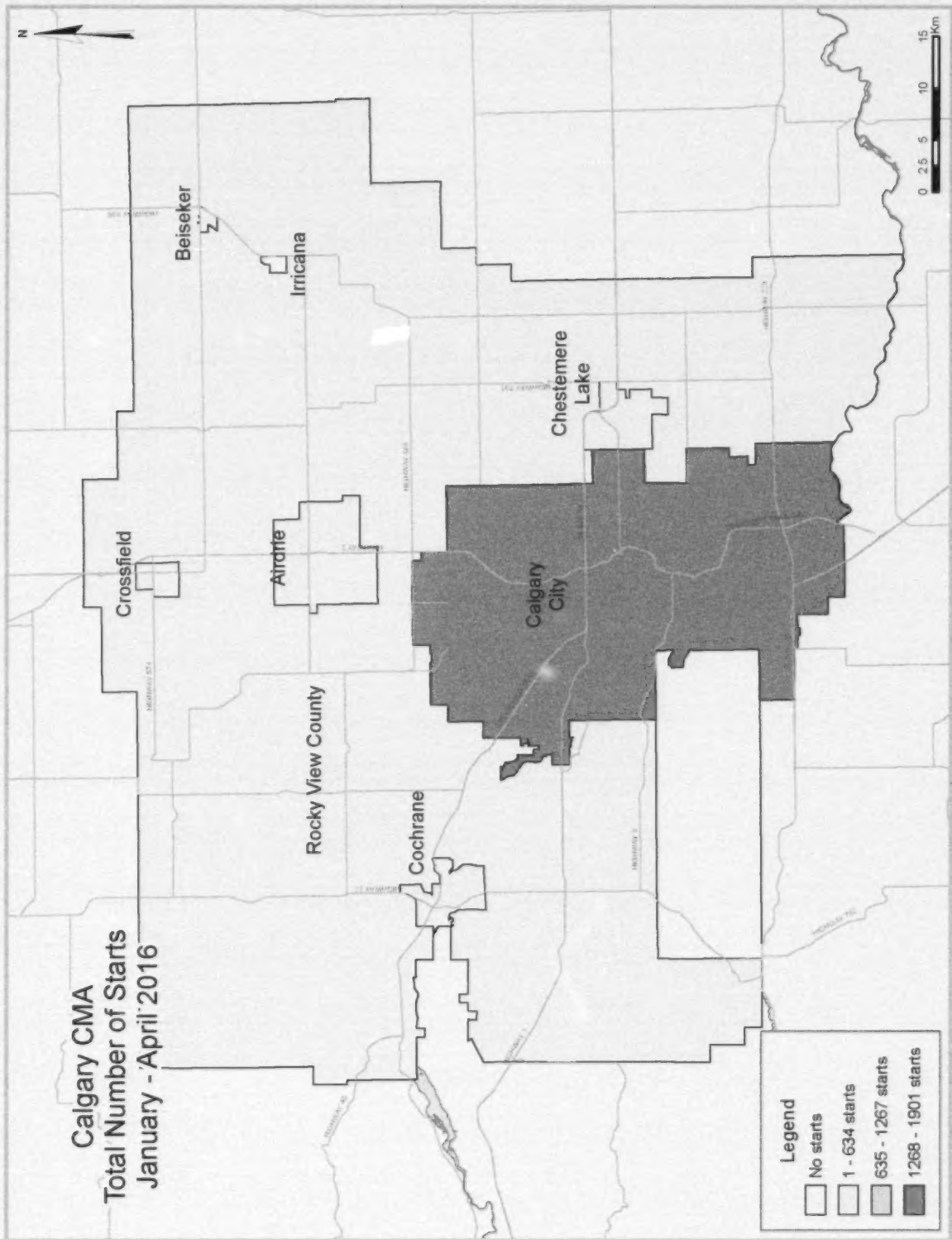












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)		
April 2016		
Calgary CMA ¹	March 2016	April 2016
Trend ²	9,687	9,127
SAAR	5,184	9,836
	April 2015	April 2016
Actual		
April - Single-Detached	373	224
April - Multiples	404	591
April - Total	777	815
January to April - Single-Detached	1,562	884
January to April - Multiples	2,392	1,498
January to April - Total	3,954	2,382

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA

April 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2016	224	70	12	0	116	369	0	24	815
April 2015	377	112	23	0	134	135	0	0	777
% Change	-39.9	-37.5	-47.8	n/a	-13.4	173.3	n/a	n/a	4.9
Year-to-date 2016	884	210	40	0	301	793	0	154	2,382
Year-to-date 2015	1,562	346	71	0	560	1,415	0	0	3,954
% Change	-43.4	-39.3	-43.7	n/a	-46.3	-44.0	n/a	n/a	-39.8
UNDER CONSTRUCTION									
April 2016	2,165	678	155	1	1,107	5,963	17	1,969	12,055
April 2015	3,396	1,022	151	0	1,923	7,146	0	976	14,614
% Change	-36.2	-33.7	2.6	n/a	-42.4	-16.6	n/a	101.7	-17.5
COMPLETIONS									
April 2016	404	90	42	0	80	758	13	111	1,498
April 2015	426	86	26	0	210	601	0	204	1,553
% Change	-5.2	4.7	61.5	n/a	-61.9	26.1	n/a	-45.6	-3.5
Year-to-date 2016	1,082	258	79	1	484	1,433	37	716	4,090
Year-to-date 2015	1,824	368	53	0	679	1,334	0	434	4,692
% Change	-40.7	-29.9	49.1	n/a	-28.7	7.4	n/a	65.0	-12.8
COMPLETED & NOT ABSORBED									
April 2016	387	126	9	0	102	367	n/a	n/a	991
April 2015	368	70	1	0	29	61	n/a	n/a	529
% Change	5.2	80.0	**	n/a	**	**	n/a	n/a	87.3
ABSORBED									
April 2016	381	83	34	0	103	687	n/a	n/a	1,288
April 2015	440	94	25	0	203	460	n/a	n/a	1,262
% Change	-13.4	-11.7	36.0	n/a	-49.3	49.3	n/a	n/a	11.0
Year-to-date 2016	1,053	254	71	1	452	1,260	n/a	n/a	3,091
Year-to-date 2015	1,822	358	54	0	672	1,122	n/a	n/a	4,028
% Change	-42.2	-29.1	31.5	n/a	-32.7	12.3	n/a	n/a	-23.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

April 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Calgary City									
April 2016	174	46	12	0	101	325	0	24	682
April 2015	255	78	6	0	96	135	0	0	570
Airdrie									
April 2016	11	12	0	0	10	44	0	0	77
April 2015	66	2	17	0	10	0	0	0	95
Beiseker									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
April 2016	6	0	0	0	5	0	0	0	11
April 2015	14	10	0	0	0	0	0	0	24
Cochrane									
April 2016	13	8	0	0	0	0	0	0	21
April 2015	17	16	0	0	28	0	0	0	61
Crossfield									
April 2016	5	0	0	0	0	0	0	0	5
April 2015	1	2	0	0	0	0	0	0	3
Irricana									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
April 2016	15	4	0	0	0	0	0	0	19
April 2015	20	4	0	0	0	0	0	0	24
First Nations									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
April 2016	224	70	12	0	116	369	0	24	815
April 2015	373	112	23	0	134	135	0	0	777

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Calgary City									
April 2016	1,499	512	97	1	630	5,690	5	1,810	10,244
April 2015	2,305	850	41	0	1,387	6,987	0	976	12,546
Airdrie									
April 2016	261	78	54	0	260	273	0	159	1,085
April 2015	438	16	104	0	188	75	0	0	821
Beiseker									
April 2016	2	0	0	0	0	0	0	0	2
April 2015	0	0	0	0	0	0	0	0	0
Chestermere Lake									
April 2016	89	4	0	0	16	0	0	0	109
April 2015	230	24	6	0	42	0	0	0	302
Cochrane									
April 2016	123	64	0	0	201	0	12	0	400
April 2015	209	112	0	0	272	84	0	0	677
Crossfield									
April 2016	18	4	4	0	0	0	0	0	26
April 2015	7	8	0	0	0	0	0	0	15
Irricana									
April 2016	2	0	0	0	0	0	0	0	2
April 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
April 2016	171	16	0	0	0	0	0	0	187
April 2015	207	12	0	0	34	0	0	0	253
First Nations									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
April 2016	2,165	678	155	1	1,107	5,963	17	1,969	12,055
April 2015	3,396	1,022	151	0	1,923	7,146	0	976	14,614

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

April 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Calgary City									
April 2016	309	82	19	0	66	758	1	111	1,346
April 2015	298	70	0	0	171	546	0	132	1,217
Airdrie									
April 2016	38	2	23	0	2	0	0	0	65
April 2015	62	6	21	0	6	0	0	72	167
Beiseker									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	1	0	0	0	0	0	0	0	1
Chestermere Lake									
April 2016	18	0	0	0	0	0	0	0	18
April 2015	12	0	5	0	0	0	0	0	17
Cochrane									
April 2016	23	6	0	0	12	0	12	0	53
April 2015	34	10	0	0	21	55	0	0	120
Crossfield									
April 2016	2	0	0	0	0	0	0	0	2
April 2015	2	0	0	0	0	0	0	0	2
Irricana									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Rocky View County									
April 2016	14	0	0	0	0	0	0	0	14
April 2015	17	0	0	0	12	0	0	0	29
First Nations									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Calgary CMA									
April 2016	404	90	42	0	80	758	13	111	1,498
April 2015	426	86	26	0	210	601	0	204	1,553

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Calgary City									
April 2016	278	109	8	0	90	361	n/a	n/a	846
April 2015	275	60	0	0	22	60	n/a	n/a	417
Airdrie									
April 2016	41	4	1	0	3	0	n/a	n/a	49
April 2015	40	0	1	0	1	1	n/a	n/a	43
Beiseker									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
April 2016	15	1	0	0	0	0	n/a	n/a	16
April 2015	14	0	0	0	0	0	n/a	n/a	14
Cochrane									
April 2016	33	12	0	0	9	6	n/a	n/a	60
April 2015	34	10	0	0	6	0	n/a	n/a	50
Crossfield									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	0	0	0	0	0	0	n/a	n/a	0
Irricana									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
April 2016	20	0	0	0	0	0	n/a	n/a	20
April 2015	5	0	0	0	0	0	n/a	n/a	5
First Nations									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
April 2016	387	126	9	0	102	367	n/a	n/a	991
April 2015	368	70	1	0	29	61	n/a	n/a	529

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Calgary City									
April 2016	288	77	11	0	94	686	n/a	n/a	1,156
April 2015	311	78	0	0	164	405	n/a	n/a	958
Airdrie									
April 2016	36	0	23	0	2	1	n/a	n/a	62
April 2015	61	6	20	0	6	0	n/a	n/a	93
Beiseker									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	1	0	0	0	0	0	n/a	n/a	1
Chestermere Lake									
April 2016	18	0	0	0	0	0	n/a	n/a	18
April 2015	13	0	5	0	0	0	n/a	n/a	18
Cochrane									
April 2016	22	6	0	0	7	0	n/a	n/a	35
April 2015	35	10	0	0	21	55	n/a	n/a	121
Crossfield									
April 2016	2	0	0	0	0	0	n/a	n/a	2
April 2015	2	0	0	0	0	0	n/a	n/a	2
Irricana									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
April 2016	15	0	0	0	0	0	n/a	n/a	15
April 2015	17	0	0	0	12	0	n/a	n/a	29
First Nations									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
April 2016	381	83	34	0	103	687	n/a	n/a	1,288
April 2015	440	94	25	0	203	460	n/a	n/a	1,222

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	***	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	***	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	***	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	***	177.5	-100.0	***	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	***	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	***	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505
% Change	-25.8	-1.9	176.9	-88.9	17.8	-20.9	n/a	-89.4	-20.8
2006	10,473	970	13	9	1,171	4,222	0	188	17,046

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Calgary City	174	255	48	82	111	98	349	135	682	570	19.6
Airdrie	11	66	12	2	10	27	44	0	77	95	-18.9
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	6	14	0	10	5	0	0	0	11	24	-54.2
Cochrane	13	17	8	16	0	28	0	0	21	61	-65.6
Crossfield	5	1	0	2	0	0	0	0	5	3	66.7
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	15	20	4	4	0	0	0	0	19	24	-20.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	224	373	72	116	126	153	393	135	815	777	4.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	631	1,079	142	246	237	425	891	1,308	1,901	3,058	-37.8
Airdrie	107	201	44	12	70	73	56	0	277	286	-3.1
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	28	88	0	20	16	0	0	0	44	108	-59.3
Cochrane	60	116	20	72	16	117	0	107	96	412	-76.7
Crossfield	15	1	2	2	0	0	0	0	17	3	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	42	77	4	10	0	0	0	0	46	87	-47.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	884	1,562	212	362	339	615	947	1,415	2,382	3,954	-39.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Calgary City	111	98	0	0	325	135	24	0
Airdrie	10	27	0	0	44	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	5	0	0	0	0	0	0	0
Cochrane	0	28	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	126	153	0	0	369	135	24	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	237	425	0	0	737	1,308	154	0
Airdrie	70	73	0	0	56	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	16	0	0	0	0	0	0	0
Cochrane	16	117	0	0	0	107	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	339	615	0	0	793	1,415	154	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market**April 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Calgary City	232	339	426	231	24	0	682	570
Airdrie	23	85	54	10	0	0	77	95
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	24	5	0	0	0	11	24
Cochrane	21	33	0	28	0	0	21	61
Crossfield	5	3	0	0	0	0	5	3
Irricana	0	0	0	0	0	0	0	0
Rocky View County	19	24	0	0	0	0	19	24
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	306	508	485	269	24	0	815	777

Table 2.5: Starts by Submarket and by Intended Market**January - April 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	794	1,339	953	1,719	154	0	1,901	3,058
Airdrie	168	256	109	30	0	0	277	286
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	28	108	16	0	0	0	44	108
Cochrane	80	188	16	224	0	0	96	412
Crossfield	17	3	0	0	0	0	17	3
Irricana	0	0	0	0	0	0	0	0
Rocky View County	46	85	0	2	0	0	46	87
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,134	1,979	1,094	1,975	154	0	2,382	3,954

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type**April 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Calgary City	310	298	90	74	77	167	869	678	1,346	1,217	10.6
Airdrie	38	62	4	6	23	27	0	72	65	167	-61.1
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	18	12	0	0	0	5	0	0	18	17	5.9
Cochrane	23	34	6	10	24	21	0	55	53	120	-55.8
Crossfield	2	2	0	0	0	0	0	0	2	2	0.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	14	17	0	12	0	0	0	0	14	29	-51.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	405	426	100	102	124	220	869	805	1,498	1,553	-3.5

Table 3.1: Completions by Submarket and by Dwelling Type**January - April 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Calgary City	774	1,318	234	306	391	525	1,915	1,411	3,314	3,560	-6.9
Airdrie	129	231	12	18	93	78	154	302	388	629	-38.3
Beiseker	1	1	0	0	0	0	0	0	1	1	0.0
Chestermere Lake	50	88	2	10	0	37	0	0	52	135	-61.5
Cochrane	63	137	28	42	97	64	80	55	268	298	-10.1
Crossfield	5	8	0	2	0	0	0	0	5	10	-50.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	62	41	0	18	0	0	0	0	62	59	5.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	1,084	1,824	276	396	581	704	2,149	1,768	4,090	4,692	-12.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Calgary City	77	167	0	0	758	546	111	132
Airdrie	23	27	0	0	0	0	0	72
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	5	0	0	0	0	0	0
Cochrane	12	21	12	0	0	55	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	112	220	12	0	758	601	111	204

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	379	525	12	0	1,341	1,279	574	132
Airdrie	93	78	0	0	12	0	142	302
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	37	0	0	0	0	0	0
Cochrane	73	64	24	0	80	55	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	545	704	36	0	1,433	1,334	716	434

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Calgary City	410	368	824	717	112	132	1,346	1,217
Airdrie	63	89	2	6	0	72	65	167
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	18	17	0	0	0	0	18	17
Cochrane	29	44	12	76	12	0	53	120
Crossfield	2	2	0	0	0	0	2	2
Irricana	0	0	0	0	0	0	0	0
Rocky View County	14	17	0	12	0	0	14	29
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	536	538	838	811	124	204	1,498	1,553

Table 3.5: Completions by Submarket and by Intended Market
January - April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Calgary City	1,026	1,620	1,701	1,808	587	132	3,314	3,560
Airdrie	182	271	64	56	142	302	388	629
Beiseker	1	1	0	0	0	0	1	1
Chestermere Lake	52	123	0	12	0	0	52	135
Cochrane	91	179	153	119	24	0	268	298
Crossfield	5	10	0	0	0	0	5	10
Irricana	0	0	0	0	0	0	0	0
Rocky View County	62	41	0	18	0	0	62	59
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	1,419	2,245	1,918	2,013	753	434	4,090	4,692

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

April 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$550,000		\$550,000 - \$649,999		\$650,000 - \$749,999		\$750,000 - \$849,999		\$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
April 2016	141	49.0	76	26.4	22	7.6	13	4.5	36	12.5	288	550,000	666,654
April 2015	63	20.3	63	20.3	50	16.1	46	14.8	89	28.6	311	715,000	804,129
Year-to-date 2016	307	41.0	186	24.9	77	10.3	40	5.3	138	18.4	748	580,000	725,090
Year-to-date 2015	345	26.4	266	20.3	198	15.1	180	13.8	319	24.4	1,308	670,000	783,116
Airdrie													
April 2016	28	77.8	7	19.4	1	2.8	0	0.0	0	0.0	36	492,500	499,845
April 2015	9	14.8	14	23.0	25	41.0	10	16.4	3	4.9	61	680,000	675,390
Year-to-date 2016	76	58.5	30	23.1	11	8.5	5	3.8	8	6.2	130	530,000	574,345
Year-to-date 2015	38	16.4	82	35.3	79	34.1	25	10.8	8	3.4	232	640,000	648,631
Beiseker													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Chestermere Lake													
April 2016	4	22.2	8	44.4	1	5.6	3	16.7	2	11.1	18	622,500	688,389
April 2015	2	15.4	0	0.0	3	23.1	5	38.5	3	23.1	13	-	-
Year-to-date 2016	9	18.8	14	29.2	5	10.4	10	20.8	10	20.8	48	642,500	707,253
Year-to-date 2015	9	9.8	8	8.7	35	38.0	27	29.3	13	14.1	92	700,000	724,704
Cochrane													
April 2016	17	77.3	3	13.6	2	9.1	0	0.0	0	0.0	22	477,500	503,883
April 2015	11	31.4	8	22.9	9	25.7	2	5.7	5	14.3	35	625,000	646,274
Year-to-date 2016	43	72.9	8	13.6	3	5.1	3	5.1	2	3.4	59	480,000	525,933
Year-to-date 2015	57	41.9	29	21.3	21	15.4	14	10.3	15	11.0	136	580,000	624,303
Crossfield													
April 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
April 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	-	-
Year-to-date 2015	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	-	454,100
Irricana													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
April 2016	2	13.3	0	0.0	0	0.0	1	6.7	12	80.0	15	-	-
April 2015	1	5.9	5	29.4	1	5.9	1	5.9	9	52.9	17	875,000	954,800
Year-to-date 2016	10	16.1	1	1.6	3	4.8	4	6.5	44	71.0	62	1,000,000	1,176,297
Year-to-date 2015	2	4.9	7	17.1	3	7.3	2	4.9	27	65.9	41	875,000	943,550
First Nations													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
April 2016	194	50.9	94	24.7	26	6.8	17	4.5	50	13.1	381	550,000	660,078
April 2015	89	20.2	90	20.5	88	20.0	64	14.5	109	24.8	440	695,000	775,142
Year-to-date 2016	449	42.6	241	22.9	99	9.4	62	5.9	202	19.2	1,053	575,000	720,181
Year-to-date 2015	461	25.3	392	21.6	336	18.5	248	13.6	382	21.0	1,819	665,000	754,326

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units

April 2016

Submarket	April 2016	April 2015	% Change	YTD 2016	YTD 2015	% Change
Calgary City	666,654	804,129	-17.1	725,090	783,116	-7.4
Airdrie	499,845	675,390	-26.0	574,345	648,631	-11.5
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	688,389	-	n/a	707,253	724,704	-2.4
Cochrane	503,883	646,274	-22.0	525,933	624,303	-15.8
Crossfield	-	-	n/a	-	454,100	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	-	954,800	n/a	1,176,297	943,550	24.7
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	660,078	775,142	-14.8	720,181	754,326	-4.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Calgary
April 2016

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2015	January	1,162	-35.5	1,891	4,132	4,272	44.3	437,908	-1.4	448,797
	February	1,544	-34.7	1,852	3,767	3,729	49.7	443,744	-3.6	439,858
	March	2,215	-30.1	2,040	3,883	3,228	63.2	457,422	-1.2	450,055
	April	2,426	-27.5	2,065	3,815	2,983	69.2	455,155	-0.5	454,595
	May	2,748	-28.3	2,172	4,035	3,080	70.5	465,941	0.1	455,563
	June	2,795	-21.7	2,188	3,920	3,106	70.4	465,965	-0.2	456,509
	July	2,563	-19.3	2,176	3,721	3,366	64.6	459,958	-0.2	457,843
	August	2,139	-28.1	2,047	3,446	3,358	61.0	450,260	-1.0	456,011
	September	1,866	-34.2	1,893	3,866	3,520	53.8	443,768	-3.8	448,840
	October	1,810	-36.4	1,908	3,424	3,569	53.5	444,535	-4.4	447,601
	November	1,617	-29.5	1,907	2,784	3,973	48.0	444,959	-3.7	447,357
	December	1,109	-20.8	1,854	1,907	4,516	41.1	451,297	-0.4	457,883
2016	January	1,002	-13.8	1,683	3,496	3,756	44.8	439,552	0.4	450,743
	February	1,437	-6.9	1,694	3,693	3,514	48.2	453,175	2.1	449,647
	March	1,956	-11.7	1,816	4,238	3,518	51.6	455,220	-0.5	448,868
	April	2,219	-8.5	1,856	4,159	3,479	53.3	460,114	1.1	459,285
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	4,921	-32.9		11,782			448,522	-2.0	
	Q1 2016	4,395	-10.7		11,427			450,979	0.5	
	YTD 2015	7,347	-31.2		15,597			450,713	-1.5	
	YTD 2016	6,614	-10.0		15,586			454,044	0.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators

April 2016

		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	111.3	131.7	817	4.6	73.6	1,123
	February	567	2.89	4.74	111.3	132.6	820	5.0	74.0	1,135
	March	567	2.89	4.74	110.8	133.6	821	5.5	74.4	1,130
	April	561	2.89	4.64	110.4	133.6	827	5.7	74.8	1,125
	May	561	2.89	4.64	110.4	134.1	827	5.8	74.8	1,122
	June	561	2.89	4.64	110.5	135.0	823	6.1	74.5	1,125
	July	561	2.89	4.64	110.2	135.1	817	6.8	74.2	1,126
	August	561	2.89	4.64	110.2	135.5	815	7.0	74.0	1,125
	September	561	2.89	4.64	110.2	135.1	818	7.0	74.1	1,130
	October	561	2.89	4.64	110.2	135.7	814	6.9	73.6	1,128
	November	561	3.14	4.64	110.3	135.3	809	6.9	73.0	1,128
	December	561	3.14	4.64	110.3	134.1	802	7.0	72.4	1,121
2016	January	561	3.14	4.64	110.3	134.3	799	7.7	72.5	1,124
	February	561	3.14	4.64	109.8	134.4	799	8.4	73.0	1,124
	March	561	3.14	4.64	109.8	135.5	803	8.6	73.5	1,141
	April	561	3.14	4.64		135.5	805	8.3	73.2	1,153
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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